

Deferred Maintenance, Renewal, Replacement and Equipment**FY2003 Request: \$1,600,000**
Reference No: 31862**AP/AL:** Appropriation**Project Type:** Deferred Maintenance**Category:** Health/Safety**Location:** Statewide**Contact:** Larry Streuber**Election District:** Statewide**Contact Phone:** (907)465-1870**Estimated Project Dates:** 07/01/2002 - 06/30/2007**Brief Summary and Statement of Need:**

Funds deferred maintenance at 38 state-owned buildings with a replacement value of \$239.7 million, along with selected leased facilities, including urgent immediate repair, renovation and equipment needs. Delay in funding will cause additional deterioration of the Department's facilities. Urgent repairs and deferred maintenance cannot be delayed without adversely affecting the State's investment in its facilities.

Funding:

	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	Total
Fed Rcpts	\$800,000	\$758,600	\$784,400	\$792,900	\$801,700	\$810,700	\$4,748,300
G/F Match	\$800,000	\$2,327,400	\$2,559,300	\$2,636,000	\$2,715,100	\$2,796,600	\$13,834,400
Total:	\$1,600,000	\$3,086,000	\$3,343,700	\$3,428,900	\$3,516,800	\$3,607,300	\$18,582,700

<input checked="" type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased Project	<input checked="" type="checkbox"/> On-Going Project
50% = Minimum State Match % Required	<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Total Operating Impact:	0	0
One-Time Startup Costs:	0	
Additional Estimated Annual O&M:	0	0

Prior Funding History / Additional Information:

61/01/19/8 363.0 GF and 352.0 Fed 135/00/14/16 342.8 AHFC Div and 58.7 Fed 2/99/25/12 and 48 459.6 GF and 218.0 Fed 139/98/51/9 750.0 AHFC Bonds and 192.3 Fed 100/97/51/24 750.0 GF and 243.6 Fed 123/96/53/22 780.3 GF 103/95/37/25 1,240 GF and 250.0 Fed 4/94/9/11 700.0 GF and 77.8 Fed 79/93/10/4 750.0 GF and 250.0 Fed 5/92/34/17 1,200.0 GF 96/91/35/21 1,200.0 GF 208/90/52/5 800.0 GF 117/89/69/22 400.0 GF 10/88/5/17 1,000.0 GF 3/8/39/16 900.0 GF 128/86/6/1 750.0 24/84/55/15 2,500.0 GF

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This project, along with the DHSS portion of the deferred maintenance bonds package, funds deferred maintenance at Department of Health and Social Services (DHSS) facilities statewide, including immediate and critical renewal, repair, replacement and equipment needs. The Department is responsible for 38 State-owned facilities (25 of which are 24-hour facilities) with an estimated replacement value of \$239.7 million. The Department is also responsible for a limited amount of special repairs and upgrades not covered by lease agreements at over 80 leased sites. The Department's facilities have ongoing as well as deferred maintenance and equipment needs resulting from heavy usage by staff and a variety of client groups. Funds will address these needs and maintain the State's investment in the Department's facilities.

Project List

The Department has currently identified over \$14 million in deferred maintenance, renewal, replacement, and equipment projects, not requested elsewhere, for which the funds requested here will be used. The federal authority requested will be used for deferred maintenance projects that are federally reimbursable. The projects listed below represent needs that are critical to maintaining the integrity of the specific facilities. This list is subject to change as projects become more defined and if other needs become evident. For example, it may be possible that facilities have unseen damage. Actual allocation of funds to particular projects will depend on a determination of current need priorities at the time that funds become available.

Priority	Project	GF Amount	Category	Cumulative Total
1	Fairbanks Youth Facility Generator Replacement	\$90,475	Fire/Life Safety	\$90,475
2	Griffin Memorial Building Window Replacement	\$74,025	Build. Integrity/Code	\$164,500
3	Griffin Memorial Building Roof Replacement	\$139,825	Build. Integrity/Code	\$304,325
4	Assets Building Fire Panel Replacement	\$106,925	Fire/Life Safety	\$411,250
5	Fairbanks Youth Facility Security System Replacement	\$41,125	Security	\$452,375
6	Fairbanks Youth Facility Door Control Replacement	\$65,800	Security	\$518,175
7	Griffin Memorial Building Fire Panel Installation	\$82,250	Fire/Life Safety	\$600,425
8	Griffin Memorial Building Interior Door Replacement	\$41,125	Build. Integrity/Code	\$641,550
9	Griffin Memorial Building Heat Loop Repair	\$49,350	Build. Integrity/Code	\$690,900
10	Fahrenkamp Center HVAC/Sprinkler Re-Zoning	\$74,025	Fire/Life Safety	\$764,925
11	Fairbanks Youth Facility Siding Replacement	\$74,025	Build. Integrity/Code	\$838,950

Background

In the summer of 2001, the Department undertook and completed a comprehensive and thorough series of building condition audits for all of its State-owned facilities. The original building condition audits, completed in 1998, were outdated. The Department has used the updated information to prioritize the Department's list of deferred maintenance needs.

When deferred maintenance needs are met, additional annual investment will be required to keep up with normal repair and maintenance needs, or the deferred maintenance backlog will continue to grow. The estimated future funds needed for normal repair and maintenance are listed for FY04 through FY08. The funding level to keep up with repair, renewal and replacement needs (above and beyond ordinary day-to-day maintenance) was estimated by using standard formulas that are based on the cost of replacing a building. One formula assumes a constant proportion of annual maintenance costs over the life cycle and is derived as a percentage (1.5%) of building replacement costs; the other, widely-used, Sherman-Dergis method, attributes greater costs to older buildings (= Replacement Cost x 0.75 x (Age of Building/1275)). The

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Alaska Psychiatric Hospital has not been included in these formula computations because the Department will soon be replacing that facility.